LOT 15
IN OR 742/142
OCEAN FOREST PB 5/124

RANDA DAVID G & SHARON L
1620 OCEAN FOREST DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-046F-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

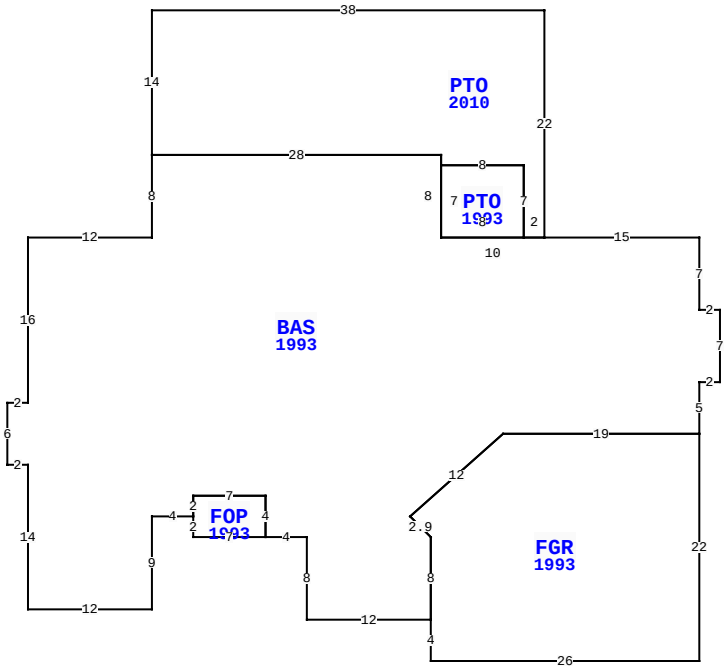
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3033.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,037	100	2,037	282,841
FGR	554	55	305	42,350
FOP	28	30	8	1,111
PTO	56	5	3	416
PTO	556	5	28	3,888
TOTALS	3,231		2,381	330,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,381	120.0843	150.11	357,412	1987	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 1996 Heated Area: 2037 HX Base Yr 1996



1620 OCEAN FOREST DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,606
TOTAL MARKET OB/XF VALUE		5,073
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		685,679
SOH/AGL Deduction		481,903
ASSESSED VALUE		203,776
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,776
TOTAL JUST VALUE		685,679
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001265	HBRDSIDE	40,316	02/17/2017
BP4318	N/A	66,235	08/24/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0742/0142	10/20/1995	WD	Q	I		142,000
GRANTOR: ROST JORG M & SHIRLEY						
GRANTEE: RANDA DAVID G & SHA						
0558/0050	12/01/1988	WD	Q	I		144,000
GRANTOR: WATSON CHARLES W						
GRANTEE: ROST JORG M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 N7 W15 PTO=[YR=2010] N22 W38 S14 E28 S1 PTO=[YR=1993] S7 E8 N7 W8$ E8 S7 E2$ W10 N8 W28 S8 W12 S16 W2 S6 E2 S14 E12 N9 E4 FOP=[YR=1993] S2 E7 N4 W7 S2 $ N2 E7 S4 E4 S8 E12 FGR=[YR=1993] S4 E26 N22 W19 D8 L9 D2 R2 S8$ N8 U2 L2 U8 R9 E19 N5E2 N7 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
2	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	100	1987	1987	3	52	375	
3	0811	CONCRETE B	0	100	55	17	935.00	SF	5.20	5.20	100	1987	1987	3	52	2,528	

LAND DESCRIPTION

TOTAL OB/XF 5,073

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS